

# ENERGY STAR® Data Verification Checklist

**ENERGY STAR®** Score<sup>1</sup>

### **Schraffts Center**

Registry Name: Schraffts Center Property Type: Office Gross Floor Area (ft²): 609,636

Built: 1928

For Year Ending: 12/31/2016 Date Generated: 05/22/2017

1. The EMERGY STAR score is a 14o-100 assessment of a building's energy efficiency as compared with similar building nationwide, adjusting for climate and business

Property & Contact Information						
Property Address	Property Owner	Primary Contact				
Schraffts Center	Flatley Management Company LLC	Linda Quinn				
529 Main Street	35 Braintree Hill Office Park Suite 400	35 Braintree Hill Office Park Suite 400				
Charlestown, Massachusetts 02129	Braintree, MA 02184	Braintree, MA 02184				
		781-849-4434				
Property ID: 4039260		lquinn@flatleyco.com				
Boston Energy Reporting ID; 0201829000 0201829002						

### 1. Review of Whole Property Characteristics

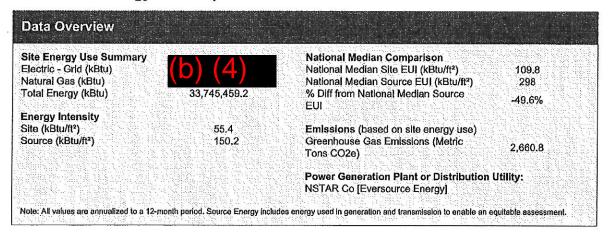
Basic Property Information		
Property Name: Schraffts Center     Is this the official name of the property?	Yes	□No
If "No", please specify:		
2) Property Type: Office	Yes	∏No
Is this an accurate description of the primary use of this property?	Z	
3) Location:	Yes	П№
529 Main Street		
Charlestown, Massachusetts 02129		
Is this correct and complete?		

4) Gross Floor Area: 609,636 ft²  Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) if "no" please specify what space has been excluded.	Yes	□No				
5) Average Occupancy (%): (b) (4)  Is this occupancy percentage accurate for the entire 12 month period being assessed?	x Yes	□No				
Number of Buildings: 1  Does this number accurately represent all structures?	Yes	∏No				
This building is occupied seven days a week. The build system was recently upgraded and the lobby area.	ding mai	nagement				
Indoor Environmental Standards						
Ventilation for Acceptable Indoor Air Quality     Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?	Yes	□No				
2) Acceptable Thermal Environmental Conditions  Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?	X Yes	□No				
3) Adequate Illumination Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?	Yes	□No				
Notes: This building continues to utilize vacancy, occupancy and daylight harvesting sensors. Time clocks are also utilized. They still operate three make-up air units that supply outside air to each floor. These units are equipped with VFDs and operate on a timeclock. Each floor is equipped with heat pumps that provide heating and cooling.						
2. Review of Property Use Details Parking: Parking Use						
A This Business lie asset to calculate the 1-100 ENERGY STARS some						

<b>★1) Open Parking Lot Size:</b> 310,530 ft²		
Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.	<b>K</b> Yes	□No
★ 2) Partially Enclosed Parking Garage Size: 0 ft²		
Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.	<b>★</b> Yes	□No
<b>☆ 3) Completely Enclosed Parking Garage Size:</b> 0 ft²		
Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.	Yes	□No
★ 4) Supplemental Heating: No		
Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?	Yes	□No
Office: Building Use  This use Detail is used to calculate the 1-100 ENERGY STAR Seare.		
會 1) Gross Floor Area: 609,636		
Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation, Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	X Yes	∐ No
★ 2) Weekly Operating Hours: (b) (4)		
Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning	X Yes	□No

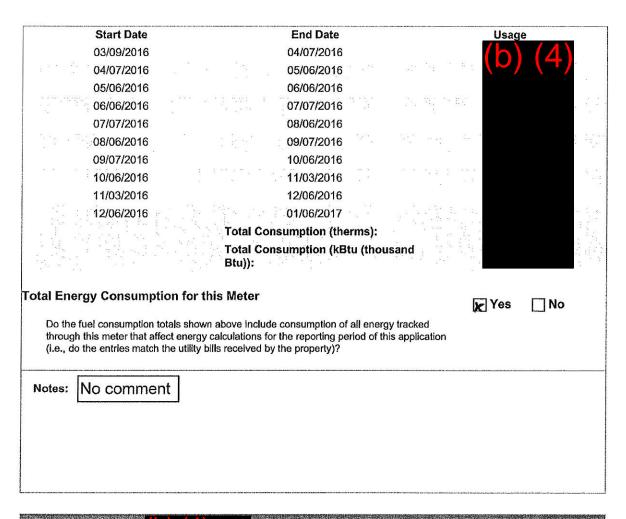
staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.					
★3) Number of Workers on Main Shift: (b) (4)					
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	X Yes	∏No			
增 4) Number of Computers <mark>(□)(4)</mark>					
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No			
★ 5) Percent That Can Be Heated: (b) (4)					
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No			
★ 6) Percent That Can Be Cooled: (b) (4)					
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	X Yes	No			
Notes: The building continues to use three condenser water	oumps th	at serve	7		
the cooling towers. The building is still equipped with	hree sec	ondary			
condenser water pumps, two heat exchangers, three boilers, three hot					
water pumps and rooftop units. All pumps are equippe	ed with V	FDs.			
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### 3. Review of Energy Consumption



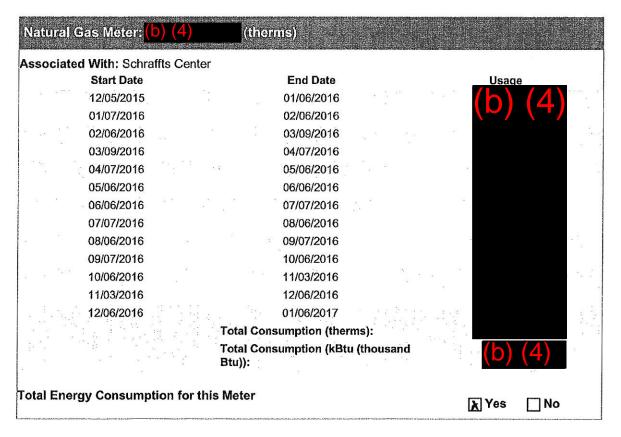
#### **Summary of All Associated Meters** The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values. **Start Date End Date Associated With** Meter Name **Fuel Type** 12/04/2012 In Use **Natural Gas** Schraffts Center **Natural Gas** 12/04/2012 In Use Schraffts Center **Natural Gas** 12/04/2012 In Use Schraffts Center 12/05/2012 In Use Schraffts Center **Natural Gas** Schraffts Center Natural Gas 12/04/2012 In Use **NSTAR Electric Meter** Electric 01/01/2013 In Use Schraffts Center Numbers **Total Energy Use** X Yes No Do the meters shown above account for the total energy use of this property during the reporting period of this application? **Additional Fuels** X Yes No Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded. On-Site Solar and Wind Energy No x Yes Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported. Notes: No comment

Natu	ral Gas Meter: <mark>(b) (4)</mark>	(therms)		
Assoc	iated With: Schraffts Center			
	Start Date	End Date		Usage
	12/05/2015	01/06/2016	20	(b) (4)
	01/06/2016	02/06/2016		
	02/06/2016	03/09/2016		· .

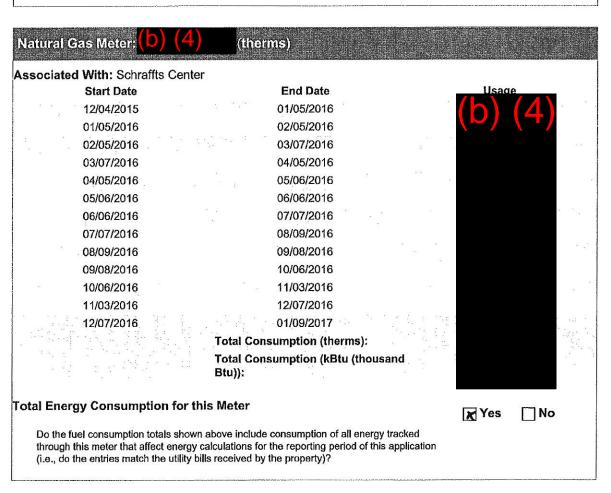


	as Meter:			ierms)	e ja substantia				
Associated	With: Schr	affts Center							
	Start Date			<b>End Date</b>			Us	age	
* ***	12/05/2015		130	01/06/2016		13 16	(b)	(4)	
	01/06/2016			02/06/2016					
*	02/06/2016		*	03/06/2016			200		
	03/06/2016			04/06/2016		-			
	04/06/2016			05/06/2016				***	
	05/06/2016			06/06/2016					
	06/06/2016		E 19,12	07/07/2016			W N	e" =	
	07/07/2016			08/06/2016				79	
	08/06/2016	* <sub>x</sub>	80	09/07/2016		8	. 4.	e e	٠,
	09/07/2016			10/06/2016					
1, 1	10/06/2016		ta tarritati a net	11/07/2016		100 A 0 0	* * *		e e

Start Date	End Date	<u>Usage</u>
11/07/2016	12/06/2016	(b) (4)
12/06/2016	01/06/2017	
도 5째 그 밤 사람 빨리가 느냐?	Total Consumption (therms):	
	Total Consumption (kBtu (thousand Btu)):	
Total Energy Consumption for this	Meter	🗶 Yes 🗌 No
	ove include consumption of all energy tracke sulations for the reporting period of this applic received by the property)?	
Notes: No comment		



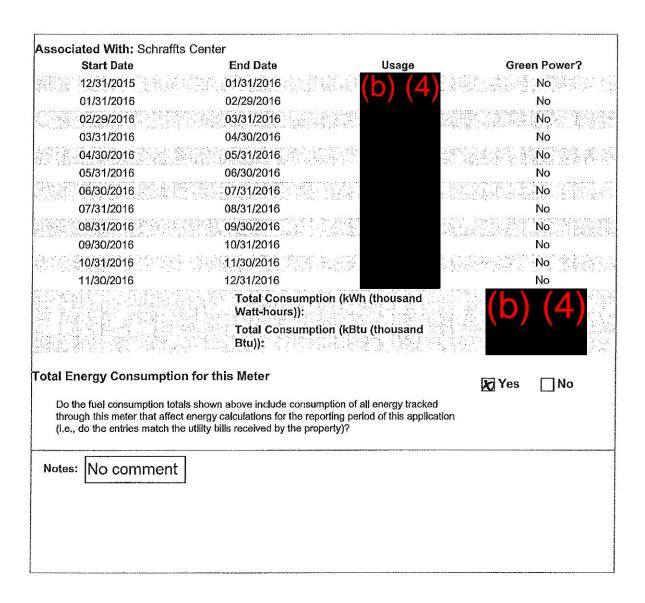
throu	Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?				
Notes	No comment				



otes:	No comment		

	The state of the s		(Au.
Natural Gas Meter:	(therms)		
Associated With: Schraffts Cente			
Start Date	End Date	Usage	
12/05/2015	01/06/2016		(4)
01/06/2016	02/06/2016		
02/06/2016	03/07/2016		83
03/07/2016	04/07/2016		615
04/07/2016	05/06/2016		
05/06/2016	06/06/2016		
06/06/2016	08/06/2016		
08/06/2016	09/07/2016		
09/07/2016	10/06/2016		
10/06/2016	11/03/2016		
11/03/2016	12/06/2016	*	8
12/06/2016	01/06/2017		19
그렇다 들면 하네 보다 이 하는	Total Consumption (therms):		
	Total Consumption (kBtu (thousand	* ***	
	Btu)):		**
Fatal Faculty Community of the 41	.t. BB.AU.		
Total Energy Consumption for th	is weter	X Yes	No
Do the fuel consumption totals shown	above include consumption of all energy tracked		
through this meter that affect energy	calculations for the reporting period of this application		
(i.e., do the entries match the utility bi	ills received by the property)?		
		The state of the s	
Notes: No comment			
-			
LAW, W. L			

Electric Meter: NSTAR Electric Meter Numbers (kWh (thousand Watt-hours))



## 4. Signature & Stamp of Verifying Licensed Professional

Day 6 bon face (Name) visited this site on 5/22/17 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature:

Licensed Professional License: 075476 in NY

David Bonifacic 110 William St. 23rd Floor New York, NY 10038 2127918300

dbonifacic@wbengineering.com



**Professional Engineer Stamp** (if applicable)

NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.